



## Board Of Directors Meeting Minutes February 26, 2024

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### Attendance:

BOD Present: Alexandra Cresci, Cory Neal, Bob Brethen, Jason Ehrlich

BOD Absent: Steve Keane

Hawthorne Management Present: None

7:10pm Meeting called to order – Cory

7:10pm Approval of previous meeting (January 2024) meeting minutes

- Minutes approved via e-mail and have been posted on Stephens Gove WEB Site

7:11pm **Financial Overview** - Jason

- 2024 Budget (e-mailed) out to the neighborhood on 12/28/2023
  - no dues increase for 2024
  - late fees increased to \$20.00
  - approx. \$25,000.00 (62 homes) owe January HOA dues

7:20pm **Old Business** – All

- Social-Media – Facebook access, administration
  - draft of rules/guidelines for Admins available for review
  - Steve to be removed from Admin role – Alex to be added - Jason
- Review SG HOA documentation regarding home shrub height - Bob

7:40pm **New Business** – All

- Hawthorne Collection module
  - Jason to sign and send to Hawthorne
- 2024 Pool Hours sent out – completed
  - Follow up question on max occupancy for pool deck, pool - Bob
- Landscaping Update – completed
  - Transfer completed, all services up to date
- Transfer of FOB's
  - Pending new board following March Meeting
  - Member to manage
- Vender Review - complete
  - Board members completed review of SG vendors
- Review Annual Meeting process – complete
  - Agenda reviewed and mailed to neighborhood



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8:08pm      **Open Forum –**

- Review of Spectrum services, billing – Jason
  - Need to retain phone line for pool
- Clubhouse rental process for first Friday for the next few months – Jason
- New (used)/repaired) grill approved for the pool - \$1500.00 – Jason
- Need to fill Architecture Committee role
  - Discuss at the annual meeting

8:18pm      **Meeting Adjourned -**

**Long-Term items being pursued –**

- Pool Deck revitalization (sanding, grinding off older layers, re-painting)
  - Need to solicit quotes from pool vendors
- Baby pool upgrades, possible ADA, Health codes
  - Follow up with Pool vendors
- Tennis Court and Basketball Court repaint, repair
  - Vendors not available for our work at this time, need to follow up
- Sail shades for the Pool Area – Alex
  - Vendors will not give a quote without knowing budget money
  - Board to re-review and decide on a budget
  - Looking to cover, playground, baby pool, areas around main-pool

The Stephens Grove Annual meeting is scheduled for March 25, 2024 in the Stephens Grove Clubhouse @ 7pm

- Election of 2 officers for board